

## COUNCIL VARIANCE APPLICATION

### Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

OFFICE USE ONLY

Application Number: CV17-012 Date Received: 2/21/17  
Application Accepted by: TD Fee: \$1,760  
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

#### LOCATION AND ZONING REQUEST:

Certified Address (for zoning purposes): 1414 Broadview Avenue, Columbus, Ohio Zip: 43212

Is this application being annexed into the City of Columbus? Select one: ☐ YES ☒ NO

**If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.**

Parcel Number for Certified Address: 010-063294

☒ **Check here if listing additional parcel numbers on a separate page.**

Current Zoning District(s): Broadview Apartments: AR-3 (CV15-069) and Broadview Mews Condominiums R-4 (CV07-006)

Area Commission or Civic Association: 5th by Northwest Area Commission

Proposed Use or reason for Council Variance request:

to permit four (4) parking spaces straddling the common property line of Broadview Apartments and Broadview Mews Condominiums

Acreage: 1.796 +/- Ac.

#### APPLICANT:

Name: SB ECP Broadview, LLC c/o Donald Plank Phone Number: 614-947-8600 Ext.:       

Address: Plank Law Firm, 411 East Town Street, 2nd Floor City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

#### PROPERTY OWNER(S) ☒ Check here if listing additional property owners on a separate page

Name: SB ECP Broadview, LLC, c/o Donald Plank Phone Number: 614-947-8600 Ext.:       

Address: Plank Law Firm, 411 East Town Street, 2nd Floor City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

#### ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Donald Plank (Plank Law Firm) Phone Number: 614-947-8600 Ext.:       

Address: 411 East Town Street, 2nd Floor City/State: Columbus, Ohio Zip: 43215

Email Address: dplank@planklaw.com Fax Number: 614-228-1790

#### SIGNATURES (All signatures must be provided and signed in blue ink)

APPLICANT SIGNATURE: Donald Plank, attorney

PROPERTY OWNER SIGNATURE: Donald Plank, attorney

ATTORNEY / AGENT SIGNATURE: Donald Plank

*My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.*

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

**Please make checks payable to the Columbus City Treasurer**

Council Variance Application CV17-012  
1414 Broadview Avenue, Columbus, Ohio 43212

## **SUPPLEMENTAL PROPERTY OWNER EXHIBIT**

---

- 1) SB ECP Broadview, LLC  
c/o Brian Barker  
100 West Third Street, Suite 100  
Columbus, Ohio 43201
- 2) Broadview Mews Condominium Association  
c/o Andrew Wecker, Esq.  
Manos, Martin & Pergram Co., LPA  
50 N. Sandusky Street  
Delaware, Ohio 43015-1926
- 3) Broadview Mews Condominium Association  
c/o Ann C. Zavarella, President  
841 Pullman Way  
Grandview Heights, Ohio 43212

02/21/2017

Council Variance Application CV17- 012  
1414 Broadview Avenue, Columbus, Ohio 43212

## **SUPPLEMENTAL PARCEL NUMBER EXHIBIT**

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010-063155	010-063148
010-062876	010-283987
010-094291	010-070801
010-287266	010-284060
010-287274	010-066545
010-287280	010-065405
010-287276	010-066536
010-287270	010-062883
010-287272	010-284052
010-287268	010-284053
010-287275	010-284055
010-287279	010-284063
010-287277	010-287269
010-287271	010-287278
010-062144	010-284061
010-287267	010-287283
010-287281	010-287273
010-287285	010-062765
010-287282	010-063153
010-287284	
010-063278	
010-024117	
010-062379	
010-006071	

2/21/2017



## COUNCIL VARIANCE APPLICATION

### Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

#### STATEMENT OF HARDSHIP

Chapter 3307 of the Columbus Zoning Code

#### **Section 3307.10 Variances by City Council**

- A. Permit a variance in the yard, height, or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties or unusual hardships in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the Zoning District established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if Council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the Comprehensive Plan.

Before authorizing any variance from the Zoning Code in a specific case, City Council shall first determine that such variance will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

In granting a variance pursuant to this section, Council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as Council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare

**List all sections of Code to be varied and explain your reasoning as to why this request should be granted.**

**PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are discovered after your application is approved, a new application will be required.**

**I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):**

See Exhibit 'B'

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Signature of Applicant

*Donald Plank*

Date

*2/21/17*

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## **Exhibit B**

### **Statement of Hardship**

#### **CV17-012 , 1414 Broadview Avenue**

Two (2) abutting developments are included in this application, as follows:

- 1). Broadview Apartments, 1414 Broadview Avenue is zoned AR-3, Apartment Residential (Z15-041) and subject to Council Variance CV15-069.
- 2). Broadview Mews Condominiums, 1394 Broadview Avenue is zoned R-4, Residential (original) and subject to Council Variance CV07-006.

The Zoning address of 1414 Broadview Avenue was assigned for this application and is for both developments for purposes of this application.

Both Council Variance ordinances are subject to Site Plans. Broadview Apartments is presently under construction. Broadview Mews Condominiums was built in 2008. The owners of both developments propose to add four (4) parking spaces along the common property line of Broadview Apartments (south property line) and Broadview Mews Condominiums (north property line). The four (4) parallel parking spaces will be located approximately eight (8, +/-) feet on Broadview Mews Condominiums property and one (1, +/-) foot on Broadview Apartments property. The four (4) spaces are parallel spaces and will be accessed from the Broadview Avenue driveway of the Broadview Apartments property. At the time the Broadview Mews Condominiums variance (CV07-006) was completed, the abutting property to the north, now part of the Broadview Apartments site, had a driveway by easement in the north perimeter yard of the Broadview Mews Condominiums site, as shown on the CV07-006 Site Plan.

Permitting four (4) additional parking spaces is proposed by this application. The four (4) proposed spaces will provide additional parking. Applicant has a hardship and practical difficulty with providing additional parking because there is no procedural means other than variance to permit them. A Site Plan illustrating the four (4) additional parking spaces in submitted. This request requires additional variances as follows:

- 1). Section 3312.21(D), Landscaping and Screening, requires screening of parking lots within 80 feet of residential zoning districts be provided in a landscaped area at least four (4) feet wide, while applicant is permitted by CV15-069 to not provide the landscaping area along the south property line, subject to a screen fence being provided along the property lien, but with the proposed four (4) parallel spaces, this is being modified to not provide any screening on the Broadview Apartments property, subject to screening being provided on the Broadview Mews Condominiums property, as depicted on the Site Plan.

- 2). Section 3312.27, Parking Setback Line, to reduce the Broadview Avenue parking setback line from 20 feet, as established by the 20 foot building setback line permitted for the Broadview Apartments building, to 15 feet for the parallel parking space closest to Broadview Avenue.
- 3). Section 3312.29, Parking Space, to reduce the dimensions of a parallel parking space from 9' x 22' to one (1, +/-) foot and eight (8, +/-) feet on the Broadview Apartments and Broadview Mews Condominiums properties, respectively, subject to the total required nine (9) foot parking space width being maintained with the width of the spaces on each property.
- 4). Section 3332.285, Perimeter Yard, to permit parallel parking spaces in the north perimeter yard of Broadview Mews Condominiums, as depicted on the Site Plan.

02/21/2017

THE CITY OF  
**COLUMBUS**

ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

**AFFIDAVIT** (See instruction sheet)

Application Number: CV17-012

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Donald Plank (Plank Law Firm)  
of (1) MAILING ADDRESS 411 East Town Street, 2nd Floor, Columbus, Ohio 43215

deposes and states that (he)(she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per ADDRESS CARD FOR PROPERTY 1414 Broadview, Columbus, Ohio 43212

for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 2/21/17

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

(4) SB ECP Broadview, LLC

c/o Donald Plank (Plank Law Firm)

411 East Town Street, 2nd Floor

Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #  
(same as listed on front application)

SB ECP Broadview, LLC

c/o Donald Plank (614) 947-8600

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR  
OR CONTACT PERSON AND ADDRESS

(5) 5th by Northwest Area Commission, c/o Bruce McKibben

1094 Lincoln Road

Columbus, Ohio 43212

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property (7)

☒ Check here if listing additional property owners on a separate page.

(8) SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 21st day of February, in the year 2017

(8) SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires 11-5-2018

Notary Seal Here

*This Affidavit expires six (6) months after the date of notarization.*

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Please make checks payable to the Columbus City Treasurer

**Stacey L. Danza**

Notary Public, State of Ohio

My Commission Expires 11-05-2018

Rev 10/16 slp





Council Variance Application CV17- 012  
1414 Broadview Avenue, Columbus, Ohio 43212

## **SUPPLEMENTAL PROPERTY OWNER EXHIBIT**

---

- 1) SB ECP Broadview, LLC  
c/o Brian Barker  
100 West Third Street, Suite 100  
Columbus, Ohio 43201
- 2) Broadview Mews Condominium Association  
c/o Andrew Wecker, Esq.  
Manos, Martin & Pergram Co., LPA  
50 N. Sandusky Street  
Delaware, Ohio 43015-1926
- 3) Broadview Mews Condominium Association  
c/o Ann C. Zavarella, President  
841 Pullman Way  
Grandview Heights, Ohio 43212

02/21/2017

**EXHIBIT A, Public Notice**  
**1414 Broadview Avenue**  
**CV17- 012**  
**February 21, 2017**

**APPLICANT**

SB ECP Broadview, LLC  
c/o Donald Plank, Plank Law Firm  
411 E Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

**PROPERTY OWNER**

SB ECP Broadview, LLC  
c/o Donald Plank, Plank Law Firm  
411 E Town Street, 2<sup>nd</sup> Floor  
Columbus, Ohio 43215

**ATTORNEY**

Donald Plank, Plank Law Firm  
411 E Town Street, 2<sup>nd</sup> Floor  
Columbus, OH 43215

Broadview Mews Condominium  
Association, c/o Andrew Wecker, Esq.  
Manos, Martin & Pergram Co., LPA  
50 N. Sandusky Street  
Delaware, Ohio 43015

Broadview Mews Condominium Assoc.  
c/o Ann C. Zavarella, Pres.  
841 Pullman Way  
Grandview Heights, Ohio 43212

**COMMUNITY GROUP:**

5<sup>th</sup> by Northwest Area Commission  
c/o Bruce McKibben  
1094 Lincoln Rd  
Columbus, OH 43212

**PROPERTY OWNERS WITHIN 125 FEET**

James F and Rebecca M Oberla (or  
current occupant)  
1068 Westwood Avenue  
Columbus, Ohio 43212-3258

John R Mast-Finn (or current occupant)  
151 W Dominion Blvd  
Columbus, Ohio 43214-2607

Nappy M Hetzler, TR (or current  
occupant)  
645 Ridgeway Place  
Columbus, Ohio 43212-3320

Kent D Stuckey (or current occupant)  
2285 Yorkshire Road  
Columbus, Ohio 43221

Glen A Robbins (or current occupant)  
c/o Robbins Realty Company  
939 S High Street  
Columbus, Ohio 43206-2523

Wagbros Co, Ltd. (or current  
occupant)  
1289 Grandview Avenue  
Columbus, Ohio 43212-3438

Crosby Company, Ltd (or current  
occupant)  
PO Box 12159  
Columbus, Ohio 43212-0159

Grandview Center, LLC (or current  
occupant)  
1433 Grandview Avenue  
Columbus, Ohio 43212-2853

DeRoberts Family, LP (or current  
occupant)  
1270 Marlyn Drive  
Columbus, Ohio 43220-3938

David T Hauck (or current occupant)  
1397 Broadview Avenue #1  
Columbus, Ohio 43212

Trevor A Carpenter (or current  
occupant)  
1397 Broadview Avenue #2  
Columbus, Ohio 43212

**1414 Broadview Avenue**  
**CV17- 012, February 21, 2017**  
**Exhibit A, Public Notice**  
**Page 1 of 3**

Judy DeRoche (or current occupant)  
1397 Broadview Avenue #4  
Columbus, Ohio 43212

Timothy and Cindy Maglione (or  
current occupant)  
2570 Onandaga Drive  
Columbus, Ohio 43221

Eva Gallo TR (or current occupant)  
Michael L and Ronald P Gallo  
24 Sheldrake Lane  
Palm Beach Garden, FL 33418

Wiley M Woodard (or current  
occupant)  
1455 Mews Court  
Columbus, Ohio 43212

Julie A Wilkes (or current occupant)  
131 Easton Village Way  
Columbus, Ohio 43219

Michael A Storey (or current  
occupant)  
1460 Mews Court  
Columbus, Ohio 43212-2875

James B Wright (or current occupant)  
106 N High Street Apt 601  
Columbus, Ohio 43215

Erik J Janas (or current occupant)  
2297 Quarry Valley Road  
Columbus, Ohio 43204

Margaret A Huwer (or current  
occupant)  
1468 Mews Court  
Columbus, Ohio 43212-2875

Douglas S and Marnie O Wagner (or  
current occupant)  
1454 Mews Court  
Columbus, Ohio 43212-2875

Richard D and Cynthia K Swanson  
(or current occupant)  
3534 Spindle Street NW  
Massillon, Ohio 44646

Brian D Myers  
Camila Di Liscia (or current occupant)  
1458 Mews Court  
Columbus, Ohio 43212-2875

1524-1526 West Third Avenue, LLC (or  
current occupant)  
c/o Kohr Royer Griffith Inc.  
1480 Dublin Road  
Columbus, Ohio 43215-1010

Alexis S and Benjamin J Anthony (or  
current occupant)  
1376 Broadview Avenue  
Columbus, Ohio 43212-2826

Chadwick T Crnkovich  
Michelle A Woellert (or current  
occupant)  
1382 Broadview Avenue #1382  
Columbus, Ohio 43212

Vincent L Perez and Susan M Perez (or  
current occupant)  
1860 Tremont Road  
Columbus, Ohio 43212

Sual Strieb and Karla L Strieb (or  
current occupant)  
1670 Aschinger Blvd  
Columbus, Ohio 43212

Lindsay D Durik (or current occupant)  
1778 Quarry VW  
Columbus, Ohio 43204

Naveen V Ramprasad (or current  
occupant)  
250 Liberty Street  
Columbus, Ohio 43215

Patty Rentals, LLC (or current occupant)  
447 Lakeshore Drive West  
Hebron, Ohio 43212

Kathryn R Cox (or current occupant)  
1397 Broadview Avenue #10  
Columbus, Ohio 43212

Charles E Calvert, Jr . and Aimee C  
Calvert (or current occupant)  
1144 Kingsdale Terrace  
Columbus , Ohio 43220-4947

Constance A and Frank D Lolli (or  
current occupant)  
1105 Ormsby Place  
Columbus, Ohio 43212-3238

Jeffrey A Von Derau (or current  
occupant)  
268 E Mithoff Street  
Columbus, Ohio 43206

Shah Summit (or current occupant)  
1450 Mews Court  
Columbus, Ohio 43212-2875

Andrew K Brandt (or current  
occupant)  
5682 Wigmore Drive  
Columbus, Ohio 43235

Tyler R Mathews  
(or current occupant)  
1465 Mews Court  
Columbus, Ohio 43212-2875

William James Thoman (or current  
occupant)  
1468 Mews Court  
Columbus, Ohio 43212-2875

Nick J Hodak (or current occupant)  
1453 Mews Court  
Columbus, Ohio 43212-2875

**1414 Broadview Avenue**  
**CV17-012, February 21, 2017**  
**Exhibit A, Public Notice**  
**Page 2 of 3**



1401 Broadview, LLC (or current  
occupant)  
PO Box 20234  
Columbus, Ohio 43220

Rachel M. Kuhar, TR (or current  
occupant)  
1415 Broadview Avenue, D  
Columbus, Ohio 43212-2833

**ALSO NOTIFY:**

David Perry  
David Perry Company, Inc.  
411 E Town Street, 1<sup>st</sup> Floor  
Columbus, Ohio 43215

SB ECP Broadview LLC  
c/o Mr. Brian Barker  
100 West Third Street, Suite 100  
Columbus, Ohio 43201

SB ECP Broadview LLC  
c/o Mr. Jason Snyder  
100 West Third Street, Suite 100  
Columbus, Ohio 43201

SB ECP Broadview LLC  
c/o Mr. Paul Pardi  
100 West Third Street, Suite 100  
Columbus, Ohio 43201

SB ECP Broadview LLC  
c/o Mr. Michael Fitzpatrick  
1220 Dublin Road  
Columbus, OH 43215

SB ECP Broadview LLC  
c/o Mr. Jeff Meacham  
1220 Dublin Road  
Columbus, OH 43215

SB ECP Broadview LLC  
c/o Mr. David Sheidlowner  
1220 Dublin Road  
Columbus, OH 43215

Capitol Equities  
c/o Mr. Paul Spence  
580 North Fourth Street Suite 120  
Columbus, Ohio 43215

**COUNCIL VARIANCE APPLICATION**

**Department of Building & Zoning Services**

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224

Phone: 614-645-7433 • www.bzs.columbus.gov

**PROJECT DISCLOSURE STATEMENT**

Parties having a 5% or more interest in the project that is the subject of this application.

**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # CU17-012

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)  
of (COMPLETE ADDRESS) 411 East Town Street, 2nd Floor, Columbus, Ohio 43215

deposes and states that (he/she) is the APPLICANT, AGENT, OR DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. SB ECP Broadview, LLC 100 West Third Street, Suite 100 Columbus, Ohio 43201 # of Columbus Based Employees: 0 Contact: Brian Barker (614) 975-7908	2. Broadview Mews Condominium Association c/o Andrew Wecker, Esq. Manos, Martin & Pergram Co., LPA 50 N. Sandusky St., Delaware, OH 43015-1926 # of Columbus Based Employees: 0 Contact: Anne C. Zavarella (614) 975-7908
3. _____	4. _____

☐ Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 21<sup>st</sup> day of February, in the year 2017

Stacey L. Danza  
SIGNATURE OF NOTARY PUBLIC

11-5-2018

Notary Seal Here

My Commission Expires



Stacey L. Danza  
Notary Public, State of Ohio  
My Commission Expires 11-05-2018

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**

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Please make checks payable to the Columbus City Treasurer

# City of Columbus Zoning Plat



## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010063294 +

Zoning Number: 1414

Street Name: BROADVIEW AVE

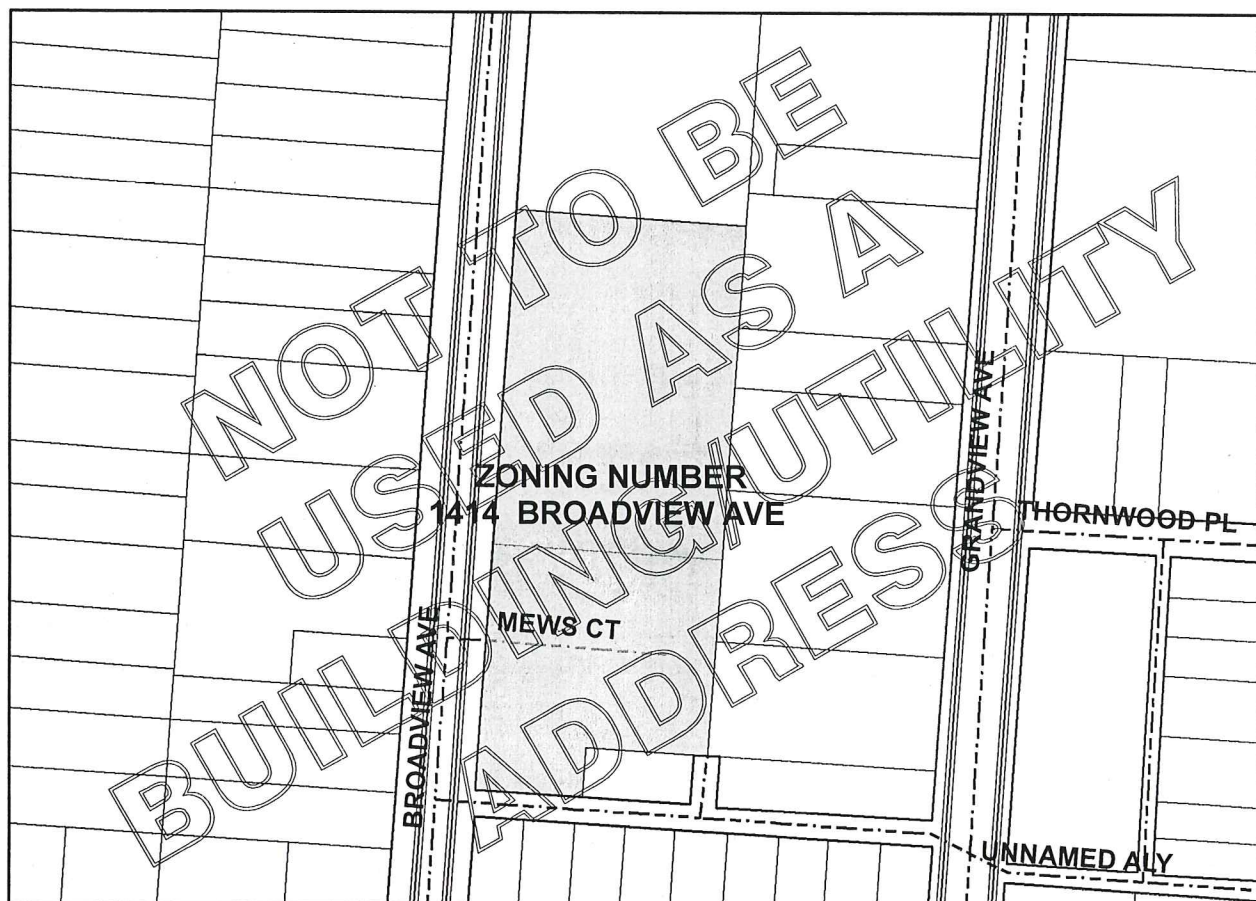
Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY COMPANY, INC (DAVE PERRY)

Issued By: *Adriana Amarian*

Date: 2/16/2017



FRANK D. WILLIAMS, ADMINISTRATOR  
DIVISION OF INFRASTRUCTURE MANAGEMENT  
COLUMBUS, OHIO

SCALE: 1 inch = 150 feet

GIS FILE NUMBER: 83960



1414 Broadview Avenue, Columbus, Ohio 43212  
Legal Description (1.796 +/- Acres)  
CV17- 012

1414 Broadview Avenue

1). Situated in the County of Franklin, in the State of Ohio, and in the City of Columbus, and bounded and described as follows:

All of Lot Number Fifteen (15) of GRANDVIEW, CROUGHTON AND DENMEAD'S SUBDIVISION, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 318, Recorder's Office, Franklin County, Ohio

2). Situate in the State of Ohio, County of Franklin, City of Columbus, being part of Lot 18 of Grandview, Croughton and Denmead's Suburban Subdivision as is numbered and delineated upon the recorded plat thereof, of record in Plat Book 4, Page 318, also being all of the parcel conveyed to Broadview Rental Properties, LLC in Instrument Number 201511020155587, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

**BEGINNING** at a 5/8" solid iron pin found at the northwest corner of said Lot 18, at the southwest corner of Lot 15 of said Grandview, Croughton and Denmead's Suburban Subdivision and in the east line of Broadview Avenue, 60 feet wide;

Thence along the north line of said Lot 18 and the south line of said Lot 15, South 86 degrees 18 minutes 21 seconds East, 180.00 feet to a 3/4" iron pipe at the northeast corner of said Lot 18, at the southeast corner of said Lot 15 at the southwest corner of Lot 16 and the northwest corner of Lot 17 of said Grandview, Croughton and Denmead's Suburban Subdivision;

Thence along part of the east line of said Lot 18 and part of the west line of said Lot 17, South 04 degrees 01 minute 07 seconds West, 53.81 feet to a set iron pin at the northeast corner of Broadview Mews Condominium as recorded in Condominium Plat Book 204, Page 79, as declared in Instrument Number 200806250098005;

Thence across said Lot 18 and along the north line of said Broadview Mews Condominium, North 86 degrees 21 minutes 13 seconds West, 180.00 feet to a set iron pin in the west line of said Lot 18, at the northwest corner of said Broadview Mews Condominium and in the east line of Broadview Avenue;

Thence along part of the west line of said Lot 18 and the east line of Broadview Avenue, North 04 degrees 01 minute 07 seconds East, 53.96 feet to the **POINT OF BEGINNING, CONTAINING 0.223 ACRES.** Subject however to all legal easements, restrictions and rights of way of record and of records in the respective utility offices.

1394 Broadview Avenue (Broadview Mews Condominiums)

3) Situated in the County of Franklin, State of Ohio and in the City of Columbus and being the following described premises:

The west ½ of lot number Eleven (11) of A. A. Yost's Subdivision of lots numbers 23 and 24 of Croughton and Denmead's Suburban Subdivision, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 7, Page 217, Recorder's office, Franklin County, Ohio and being further described as follows:

Beginning at an iron pin at the southwest corner; thence 40 feet north to the northwest corner of said lot; thence 85 feet in an easterly direction to a point in the north line of said lot; thence 40 feet south in a line parallel to the west line of said lot to a point in the south line of said lot; thence 85 feet to the southwest corner of said lot to the place of beginning;

and

Situated in the County of Franklin, State of Ohio and in the City of Columbus and being the following described premises:

Lot Number Eighteen (18) in Grandview, Croughton and Denmead's Suburban Subdivision, as per plat thereof, recorded in Plat Book 4, Page 318, Recorder's Office, Franklin County, Ohio, excepting therefrom the following:

Beginning at the northwest corner of said Lot Number 18, thence south along the western line of said Lot No. 18, 53.96 feet to a point; thence East to a point in the east line of said Lot No. 18, said point being 53.81 feet south of the northeast corner of said Lot No. 18; thence north along the east line of said lot 53.81 feet to the northeast corner of said lot; thence west along the north line of said lot to the place of beginning, containing 0.714 +/- acres (31,121 +/- sq ft).

- 1) 0.859 acres
- 2) 0.223 acres
- 3) 0.714 acres

1.796 +/- acres

02/22/2017

CV17-012



A horizontal scale bar with tick marks at 0, 0.0125, 0.025, 0.045, 0.05 mi, and 0.09 km. The text '1:1,170' is centered above the bar.

Franklin County Auditors Office  
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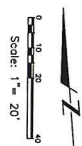
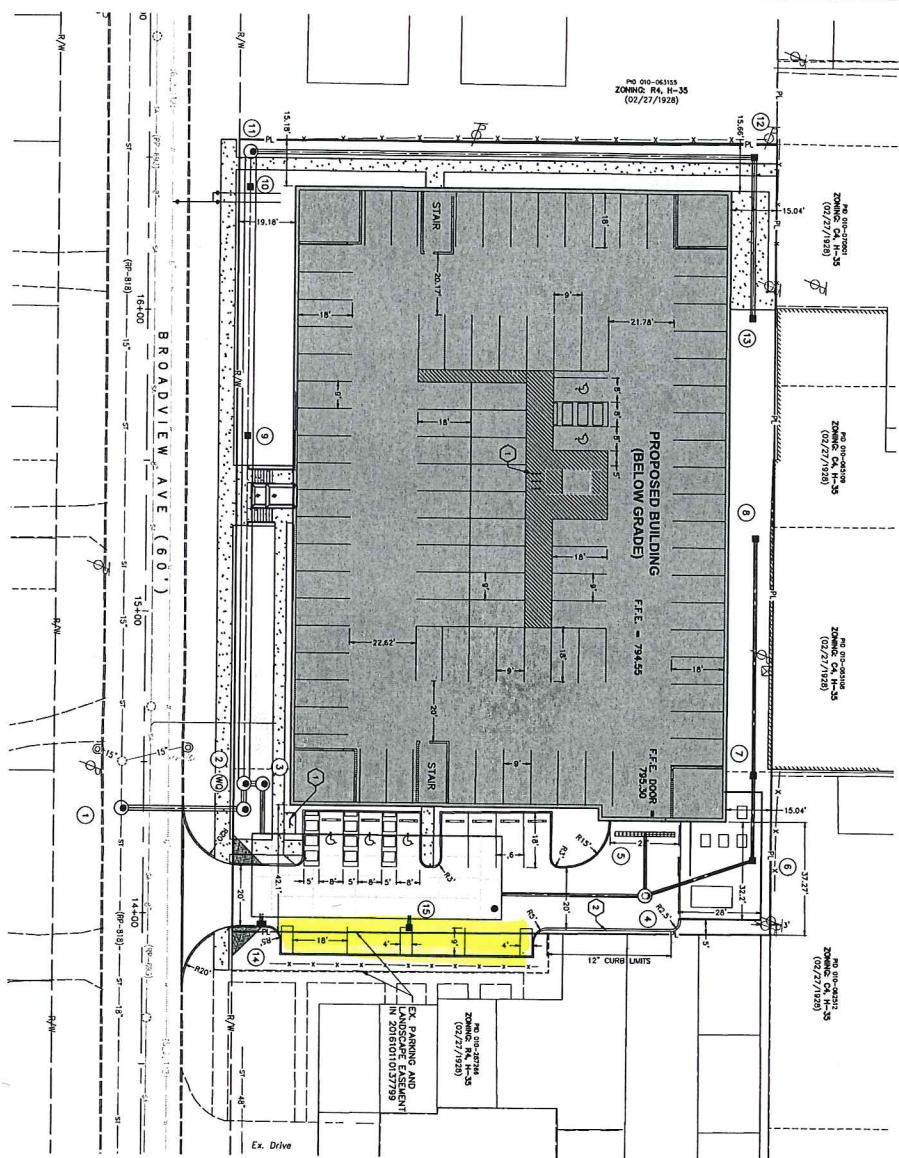
CV17-012



[illegible]

# SITE COMPLIANCE PLAN

PROJECT TITLE:				CITY OF COLUMBUS			
SITE COMPLIANCE PLAN FOR							
BROADVIEW APARTMENTS							
1414 BROADVIEW AVE.							
EVIDENCE USE ONLY							
OWNER							
INSPECTION							
INSPECTION							
ASSESSMENT							
PHOTO							
CDD							
CONTRACT DRAWING NO.							
SHEET:				4/6			
RECORD PLAN NO.							



## SITE & BUILDING INFORMATION

SITE & BUILDING INFORMATION	
ADDRESS 1414 BROADVIEW AVENUE, COLUMBUS, OH 43212	
PID: 010-063294	
TOTAL ZONING ACREAGE: 1.082 AC. (47,138 SF.)	
EXISTING ZONING: R-4, RESIDENTIAL	
ZONING: AP-3, APARTMENT RESIDENTIAL (215-031)	
COUNCIL VARIANCE: CIV5-059	
HEIGHT DISTRICT: H-35	
BUILDING HEIGHT: 45' (MAX.)	
PROPOSED USE: APARTMENT RESIDENTIAL	
DENSITY:	64 UNITS, 714 SF/DU, 60 DU/ACRE
TOTAL REQUIRED SPACES	64 DU @ 1.5 Spaces/DU = 96 Spaces
TOTAL PROVIDED SPACES	104 Spaces
ACCESSIBLE PARKING SPACES:	5 Spaces Required 5 Spaces Provided
BICYCLE PARKING SPACES:	8 Spaces Required 8 Spaces Provided
SETBACKS: AS NOTED	
LOT COVERAGE: 63% COVERABLE	
FLOOD ZONE: "X" PANEL NO: 3804090300K (DATED 06/17/2008)	

## KEYED NOTES

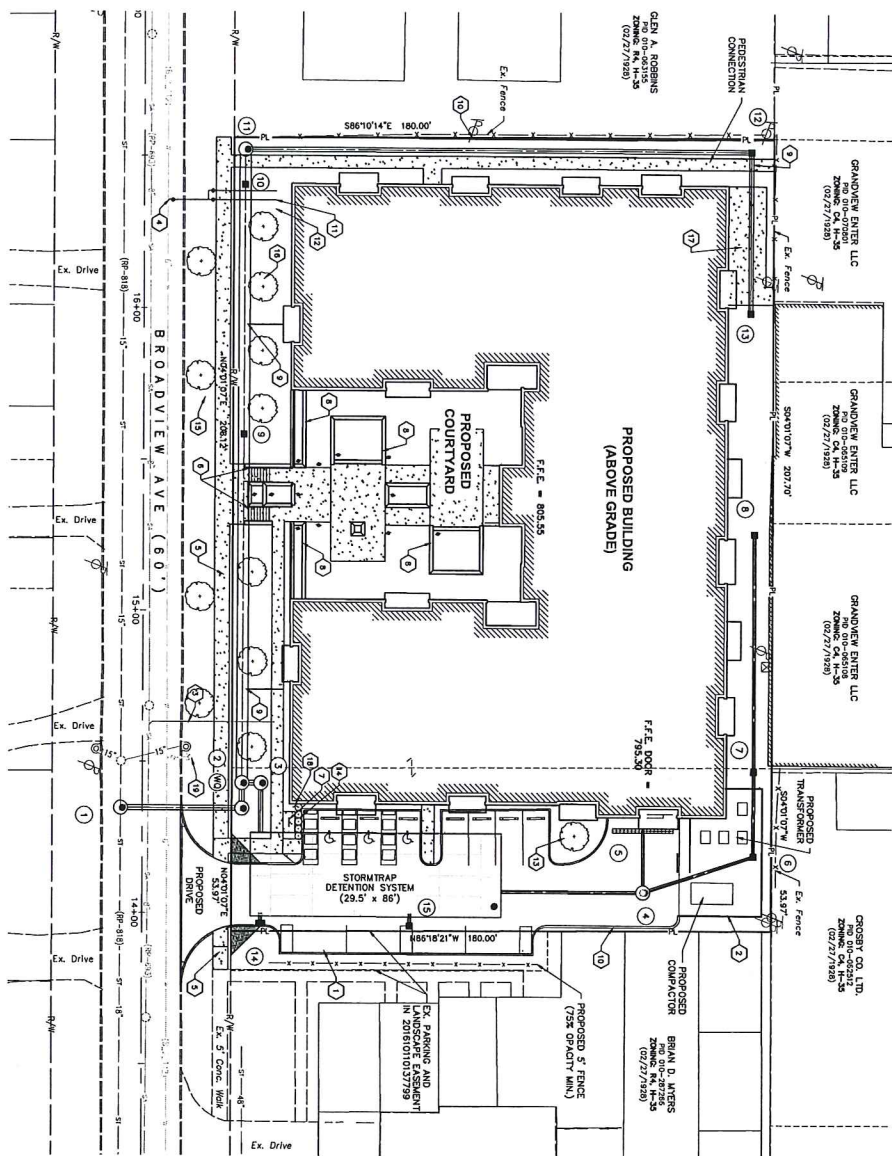
- 1 SURFACE-MOUNTED INVERTED-U TYPE METAL BIKE RACK  
(SEE SHEET 5 FOR ADDITIONAL LOCATIONS)
- 2 PROPOSED 12" CURB (6" WIDE)

10' VISION TRIANGLE

ALL REQUIREMENTS OF THE PARKLAND DEDICATION ORDINANCE HAVE BEEN MET PER C.C. 3318

1045.005

CV17-012



# SITE COMPLIANCE PLAN

1045.005

[illegible]

## KEYED NOTES

- |    |   |
|----|---|
| 1  | PROPOSED CURB   |
| 2  | PROPOSED CULVERT ENCLOSURE<br>(6' SPACING) (SEE 1)  |
| 3  | PROPOSED 6" SANITARY SERVICE @ 2.00' MIN.<br>DEPTH (SEE SHEET 4 FOR 10'-15' ATTACHED<br>DETAIL AT ACROSTIC) |
| 4  | PROPOSED 6" WATER SERVICE 1.00'<br>PER 50'-52.50' (SHOWN FOR REFERENCE ONLY)                                |
| 5  | PROPOSED 6" CONCRETE SLAB   |
| 6  | PROPOSED 6" CONCRETE SLAB   |
| 7  | UNGRADE-MAINTAINED INTERPOLL-TYPE WALKING<br>BLADE (SEE SHEET 4 FOR ADDITIONAL LOCATION)                    |
| 8  | PROPOSED LANDSCAPE/SEAL WALK  |
| 9  | PROPOSED DOWNPOUT CONNECTION  |
| 10 | PROPOSED 12" CURB (4' WIDE)   |
| 11 | PROPOSED 6" SERVICE (SEE 40'-50'-52.50')  |
| 12 | PROPOSED 6" SANITARY WATER SERVICE<br>(SEE 40'-50'-52.50')  |
| 13 | PROPOSED PARKING LOT TREE   |
| 14 | PARKING LOT SCREENING (3' MIN.)   |
| 15 | PROPOSED STREET TREE (10' MIN.)   |
| 16 | PROPOSED STREET TREE (12' MIN.) (10' MIN.)  |
| 17 | CONCRETE CULVERT PAVEMENT   |
| 18 | PROPOSED LOCATION   |
| 19 | EXISTING PNE. HYDRANT   |

## POST-CONSTRUCTION MAINTENANCE NARRATIVE

THE STORM SEWER / DETENTION SYSTEM WILL REQUIRE ONGOING MAINTENANCE AND INSPECTION BY THE OWNER. CATCH BASINS SHALL BE INSPECTED EVERY THREE MONTHS TO INSURE THE STRUCTURE DOES NOT CONTAIN DEBRIS. IF THE STRUCTURE CONTAINS DEBRIS, THE MATERIAL SHALL BE REMOVED AND DISPOSED OF. VISUAL INSPECTION UNDERGROUND DETENTION MONTHLY, AND AFTER EVERY RAINFALL EVENT OF MORE THAN 1/2 INCH TO ENSURE SYSTEM IS DRAINING APPROPRIATELY. COMPLETE FULL SYSTEM FLUSH ANNUALLY.

## DETENTION SYSTEM MAINTENANCE SCHEDULE

ACTIVITY	SCHEDULE
1. VISUALLY INSPECT CHARTER BASIN SLIPS.	QUANTITY AND TYPE OF CHARTER BASIN SLIPS FROM ONE CITY WHICH
2. VISUALLY INSPECT DUFFLE CONTROL OFFICE IN DW-2.	
3. REMOVE ANY BLOCKAGE TO DUFFLE CONTROL COMPONENTS	
4. VISUALLY INSPECT ANY DAMAGED COMPONENTS	
5. VISUALLY INSPECT HYDRO-PNEUMATIC SEPARATORS ("NO") FOR BLOCKAGE AND CORROSION.	
6. VISUALLY INSPECT SEPARATORS FOR SEPARATION OF LIQUID AND GASEOUS COMPONENTS.	
7. VISUALLY INSPECT RECOVERED RESIDUALS AND IDENTIFY ALL LIQUID AND GASEOUS COMPONENTS.	
8. CLEAN AND SET TROOP DEVICES	ANNUALLY
9. (CUSTOMER CHARGES)	

### MAINTENANCE INSPECTION AND REPORTING REQUIREMENTS:

THE PROPERTY OWNER SHALL MAINTAIN COPIES OF COMPLETE DATED AND SIGNED INSPECTION CHECKLISTS IN A MAINTENANCE INSPECTION LOG, ALONG WITH RECORDED DATES AND DESCRIPTIONS OF MAINTENANCE ACTIVITIES PERFORMED BY THE PROPERTY OWNER TO REMEDY THE DEFICIENCIES OBSERVED DURING PRIOR INSPECTIONS. THE MODE OF MAINTENANCE SHALL BE NOTED ON THE PROPERTY AND SHALL BE AVAILABLE TO THE CITY THROUGH ROUTE 66. THE PROPERTY OWNER SHALL SUBMIT THE LOG TO THE CITY THROUGH ROUTE 66 BY DECEMBER 31ST OF EACH YEAR TO THE DIVISION OF SEWERAGE AND DRAINAGE. MAINTENANCE INSPECTION LOG SHALL BE SUBMITTED TO:

CITY OF COLUMBUS  
DIVISION OF SEWERAGE AND DRAINAGE  
STORMWATER AND REGULATORY MANAGEMENT SECTION  
1250 FAIRWOOD AVE  
COLUMBUS, OHIO 43206

**NOTE:**

SAMPLE INSPECTION LOGS CAN BE FOUND IN THE CITY OF COLUMBUS STORMWATER DRAINAGE MANUAL, APPENDIX E.

CV12-012





Columbus Blvd. 3rd Fl.  
Columbus, OH 43215  
P 614.255.3299

Enrollment  
1414 Broadview Ave. Ste 118  
Columbus, OH 43215  
P 614.350.3046

PODdesign.net

Project Name

**Broadview  
Apartments**  
1414 Broadview Ave.  
Columbus, Ohio

Prepared For

Ellord Development Ltd.  
1220 Dublin Rd.  
Columbus, OH 43215

Project Info

Project # 14018  
Date 06/01/2016  
By CMH  
Scale AS NOTED

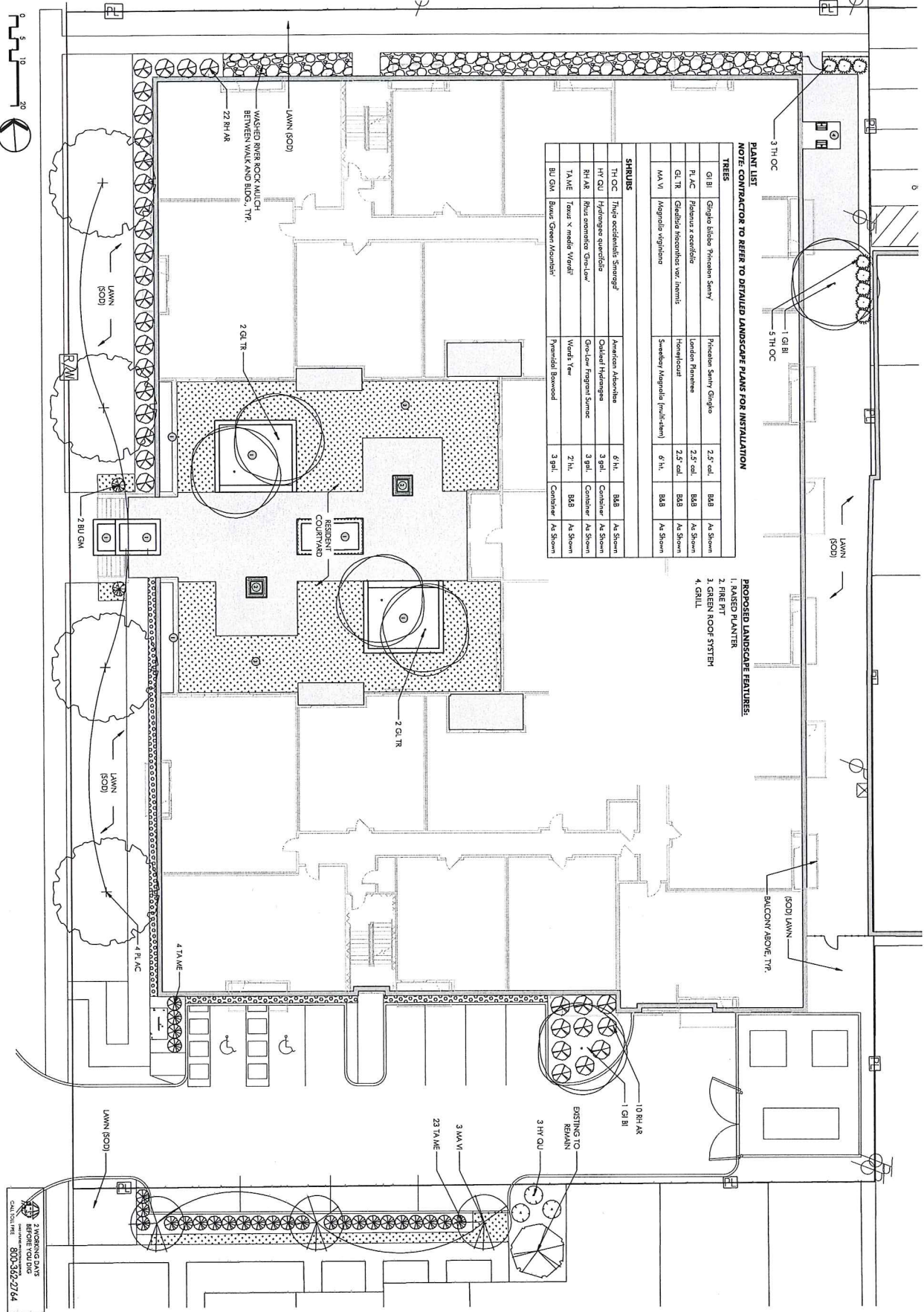
Revisions

Sheet Title

**Landscape  
Compliance  
Plan**

Sheet #

**SC 1.0**



**PLANT LIST**  
NOTE: CONTRACTOR TO REFER TO DETAILED LANDSCAPE PLANS FOR INSTALLATION

TREES			
GI BI	Gingko biloba 'Preston Sentry'	2.5' cal.	As Shown
PL AC	Platanus x acerifolia	2.5' cal.	As Shown
CL TR	Quercus macrocarpa var. laevis	2.5' cal.	As Shown
MA VI	Magnolia virginiana	6' h.	As Shown
SHRUBS			
TH OC	Thuja occidentalis 'Smaragd'	6' h.	As Shown
HY QU	Hydrangea quercifolia	3 gal.	As Shown
HI AR	Rhus aromatica 'Crisp-Leaf'	3 gal.	As Shown
TA ME	Taxus 'media Weymouth'	2' h.	As Shown
BU OM	Buxus 'Green Mountain'	3 gal.	As Shown

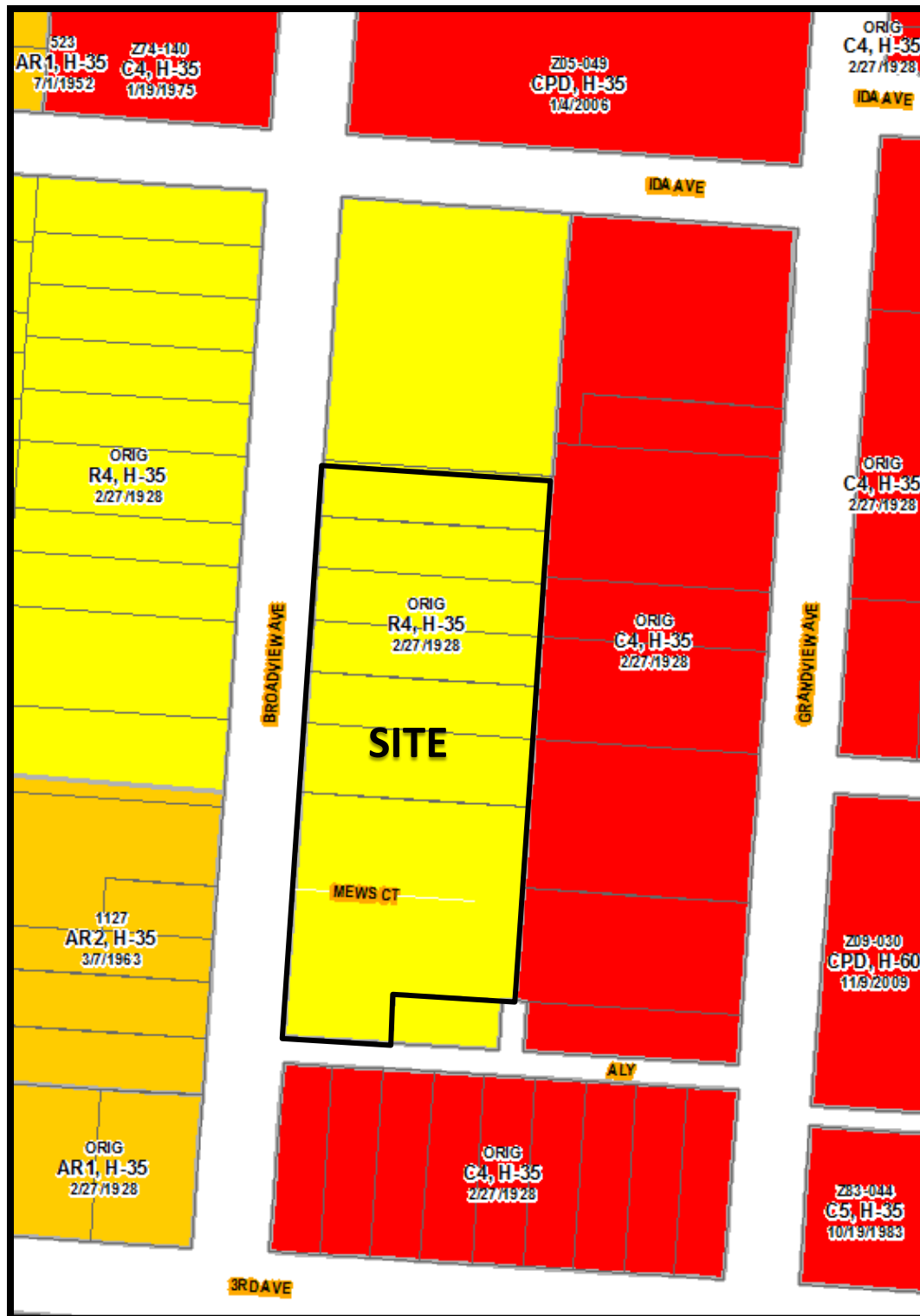
**PROPOSED LANDSCAPE FEATURES:**

- 1. RAISED PLANTER
- 2. FIRE PIT
- 3. GREEN ROOF SYSTEM
- 4. GRILL

2 WORKING DAYS  
BEFORE YOU DIG  
CALL US AT  
800-362-2714

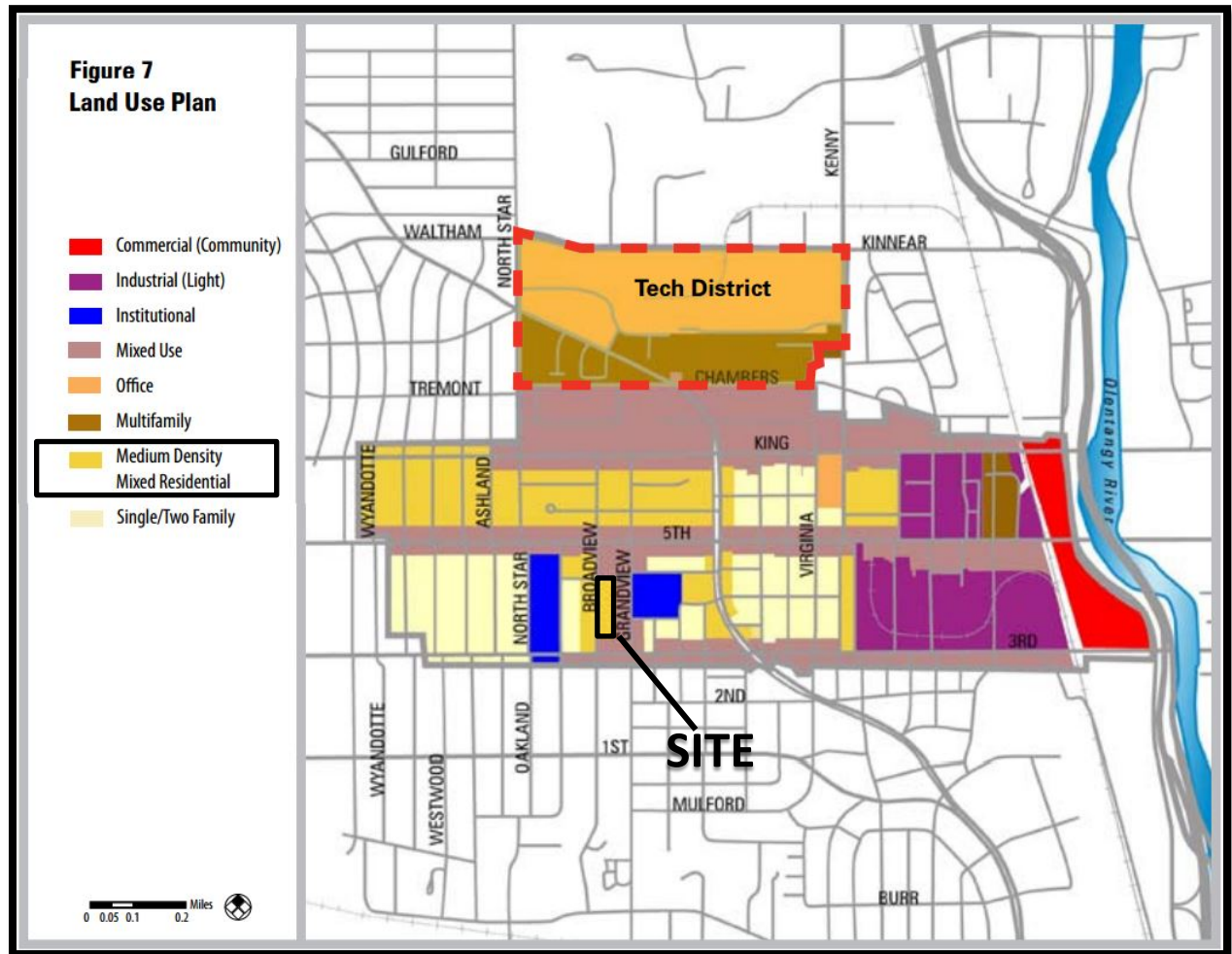
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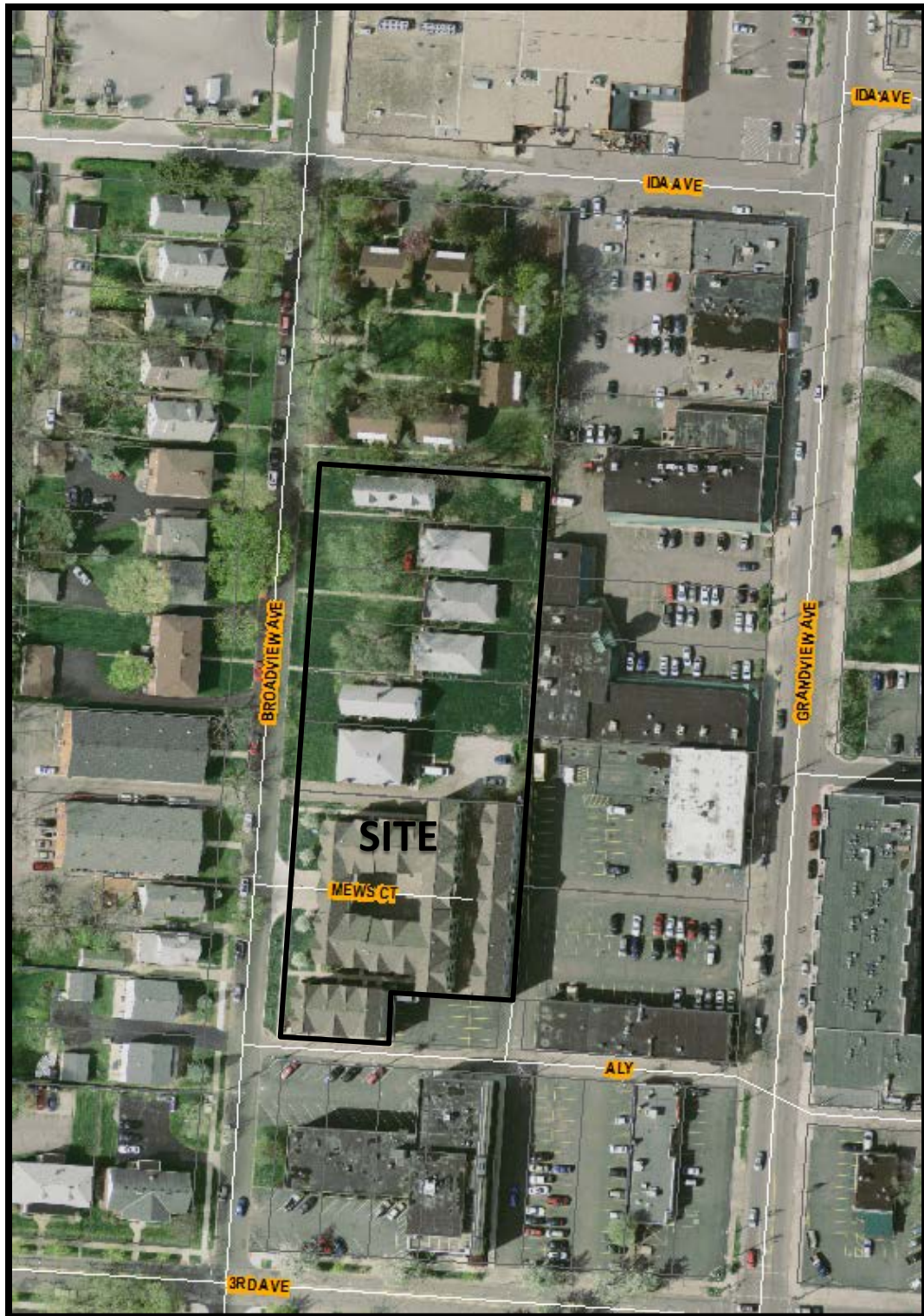


CV17-012  
1414 Broadview Avenue  
Approximately 1.8 acres

*Fifth by Northwest Area Plan (2009)*



CV17-012  
1414 Broadview Avenue  
Approximately 1.8 acres



CV17-012  
1414 Broadview Avenue  
Approximately 1.8 acres